

PB# 04-06

Bela Hegedus

4-1-18

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 3-11-04

PB # **04-06** BELA HEGEDUS SITE PLAN
RT. 207 (B&H AUTO)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/11/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 4-6

NAME: BELA & KATHLEEN HEGEDUS (B&H AUTO) PA2004-0057

APPLICANT: BELA / KATHLEEN HEGEDUS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/11/2004	PLANS STAMPED	APPROVED
02/26/2004	P.B. APPEARANCE . THIS WAS AN EXISTING SITE - APPLICANT SUBMITTED FOR OUR . RECORDS	LA:ND WVE PH APPR
02/19/2004	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/11/2004

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-6

NAME: BELA & KATHLEEN HEGEDUS (B&H AUTO) PA2004-0057

APPLICANT: BELA / KATHLEEN HEGEDUS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/26/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
03/11/2004	REC. CK. #325	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/11/2004

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-6

NAME: BELA & KATHLEEN HEGEDUS (B&H AUTO) PA2004-0057
APPLICANT: BELA / KATHLEEN HEGEDUS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/26/2004	EAF SUBMITTED	02/23/2004	WITH APPLIC
ORIG	02/26/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/26/2004	LEAD AGENCY DECLARED	02/25/2004	TOOK LA
ORIG	02/26/2004	DECLARATION (POS/NEG)	02/25/2004	DECL NEG DEC
ORIG	02/26/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/26/2004	PUBLIC HEARING HELD	/ /	
ORIG	02/26/2004	WAIVE PUBLIC HEARING	02/25/2004	WAIVED PH
ORIG	02/26/2004	PRELIMINARY APPROVAL	/ /	
ORIG	02/26/2004		/ /	

AS OF: 03/03/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 6

FOR WORK DONE PRIOR TO: 03/03/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.													
4-6	238185	02/19/04	TIME	MJE	WS B&H AUTO	99.00	0.40	39.60					
4-6	238190	02/19/04	TIME	MJE	PM B&H W/CHAIRMAN	99.00	0.30	29.70					
4-6	238626	02/25/04	TIME	MJE	MM B&H S/P APPROVED	99.00	0.10	9.90					
4-6	239201	02/25/04	TIME	MJE	MC B&H SITE PLAN	99.00	0.70	69.30					
								=====	=====	=====	=====		
TASK TOTAL								148.50	0.00	0.00	148.50		
.													
								=====	=====	=====	=====		
GRAND TOTAL								148.50	0.00	0.00	148.50		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/11/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-6

NAME: BELA & KATHLEEN HEGEDUS (B&H AUTO) PA2004-0057
APPLICANT: BELA / KATHLEEN HEGEDUS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/20/2004	REC. CK. #306	PAID		750.00	
02/26/2004	P.B. ATTY. FEE	CHG	35.00		
02/26/2004	P.B. ENGINEER	CHG	148.50		
02/26/2004	P.B. MINUTES	CHG	22.00		
03/11/2004	RET. TO APPLICANT	CHG	544.50		
		TOTAL:	750.00	750.00	0.00

3/11/04
L.R.

MR. BABCOCK: And the addition of the, there's a storage addition, he added a bathroom, nothing to do with this board, it was the addition of the storage facility really what the board would want to see.

MR. PETRO: The board may wish to assume position of lead agency.

MR. ARGENIO: So moved.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the B & H Auto site plan amendment on Little Britain Road. Any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. PETRO	AYE

MR. PETRO: Mark, as far as the plan is concerned very basic plan, we're just trying to get it on file. Do you have any objections to the way the plan sits as it is?

MR. EDSALL: No, to be honest with you, it's a good, complete survey, they made a couple revisions that I asked them to do at workshop and it's adequate for documenting what he has and what we need.

MR. PETRO: Basically an as-built?

MR. EDSALL: Yes, there's no need to put bulk table on, he's pre-existing, non-conforming, there's no

regulations that apply to him, I should say non-conforming use.

MR. PETRO: Planning board should determine for the record if a public hearing will be required. Normally, we would have one but I think we're just trying to clean this up. Does anybody have any comment on that or do you want to make any statements?

MR. ARGENIO: I don't know why we would even need a public hearing.

MR. HEGEDUS: We had a public hearing when I applied when I moved in there, we only have two neighbors and I know that--

MR. PETRO: There was only 45 people in New Windsor then, it's changed since then, since 1970.

MR. SCHLESINGER: He still only has two neighbors.

MR. HEGEDUS: That's all, we still only have two neighbors.

MR. BABCOCK: Back in those days--

MR. PETRO: I would agree with Mr. Argenio, I think the public hearing at this time just is not in order.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion to that effect, okay, motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the B & H Auto site plan amendment. Any further discussion from the board members? If not, roll.

ROLL CALL

MR. MASON AYE
MR. SCHLESINGER AYE
MR. ARGENIO AYE
MR. BRESNAN AYE
MR. PETRO AYE

MR. PETRO: You may wish to make a determination, what type of action, motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the B & H Auto site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON AYE
MR. SCHLESINGER AYE
MR. ARGENIO AYE
MR. BRESNAN AYE
MR. PETRO AYE

MR. PETRO: Mark, we're not going to go any further, we're just going to give this a final, put this in the file and he can move forward and do what he has to do. Any objection?

MR. EDSALL: Sounds good to me.

MR. ARGENIO: Motion for final approval.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the B & H site plan amendment. Is there any further

February 25, 2004

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discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. PETRO	AYE



PROJECT: B + H Auto (Bela Hegedus) P.B. # 04-06

For Filing

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/25/2004

PAGE:

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Wi
O [Disap, A

FOR PROJECT NUMBER: 4-6

NAME: BELA & KATHLEEN HEGEDUS (B&H AUTO) PA2004-0057
APPLICANT: BELA / KATHLEEN HEGEDUS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/19/2004	WORKSHOP APPEARANCE	SUBMIT

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#177-2004

02/20/2004

Hegedus, Bela J.
19 Boyce Road
Pine Bush, NY 12566-6803

Received \$ 125.00 for Planning Board Fees, on 02/20/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-6

NAME: BELA & KATHLEEN HEGEDUS (B&H AUTO) PA2004-0057
APPLICANT: BELA / KATHLEEN HEGEDUS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/20/2004	REC. CK. #306	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Received 2/20/04
h



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

485-2626

Bulk Reg. for P.I. Zone

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@mhhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhhepa@mhhepc.com

Writer's E-mail Address:

mje@mhhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

100.3

TOWN/ VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 19 Feb 04 (Thurs) PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App

PROJECT NAME: BCH Auto S/P

REPRESENTATIVES PRESENT: Bela Hegedus. (B.I.)

MUNICIPAL REPS PRESENT: BLDG INSP. @ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED: BCH Lefty McBeth

- Auto Repair Shop next to Kellwagen

- PI - pre exist n/c use.

5/4/70 Cond Use App. Construction Bureau → auto repair residence in front
App. 70-2 (P/H) (4/10/70) (decision 6/24/70 - Granted
6/10/70 P/H. P/H

• 9x10 Add'n to house

• 16x16 deck to house

• bathroom in shop

• bathroom in house

• addition to shop. 18x24?

— did markup of Komisar LS plan.

STND CHECKLIST: PROJECT TYPE

DRAINAGE _____ SITE PLAN

DUMPSTER _____ SPEC PERMIT

SCREENING _____ L L CHG.

LIGHTING _____ SUBDIVISION

(Streetlights) _____ OTHER

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date next avail
2/25 if poss

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 4 Block 1 Lot 18

BUILDING DEPARTMENT PERMIT NUMBER PA2004 - 0057

1. Name of Project _____

2. Owner of Record BELA and KATHLEEN HEGEDUS Phone Day 565-3780
or 744-8764

Address: 601 LITTLE BRITAIN RD. New Windsor N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Same Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Jeffery Werner Phone 562-3500

Address 5031 RT 9W Newburgh N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

BELA HEGEDUS Same _____
(Name) (Phone) (fax)

7. Project Location: On the East side of Rt 207
(Direction) (Street)

8. Project Data: Acreage 1.2 Zone P.T School Dist. Newburgh

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no _____

12. Has a Special Permit previously been granted for this property? yes ✓ no _____

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

24th DAY OF February 2004

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2006

NOTARY PUBLIC

[Signature]
(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

TOWN USE ONLY:
TOWN OF NEW WINDSOR
FEB 20 2004
DATE APPLICATION RECEIVED
ENGINEERING & PLANNING

04-06
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I--PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>BELA and KATHLEEN HEGEDUS</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>601 Little Britain Rd New Windsor, N.Y. 12553</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Additions</u>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>BELA HEGEDUS</u>	Date: <u>2/19/04</u>
Signature: <u>[Signature]</u>	

NOTE: If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

FEB 20 2004

ENGINEER & PLANNING

OVER

1

04-06

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

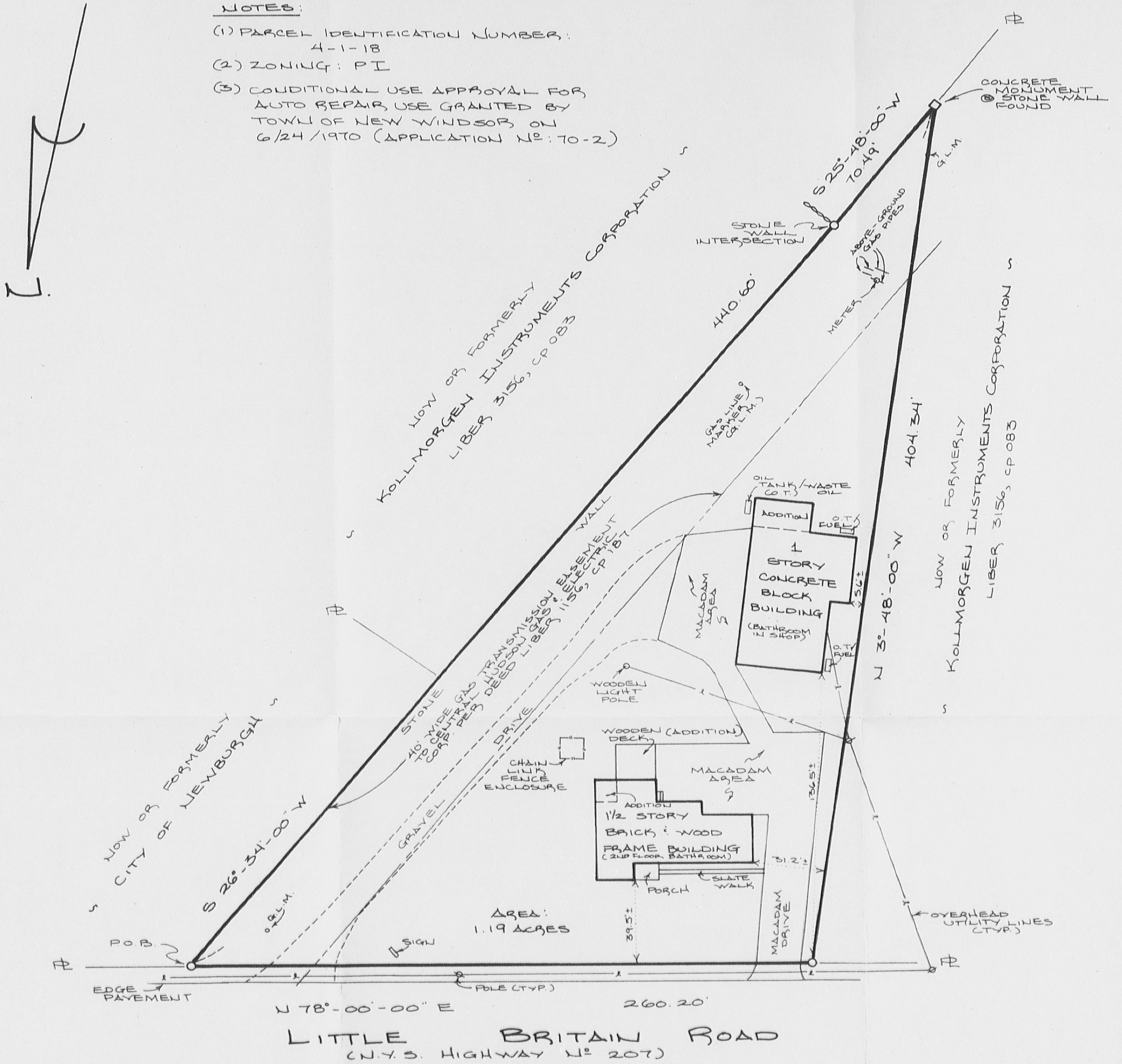
Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

NOTES:

- (1) PARCEL IDENTIFICATION NUMBER:
4-1-18
- (2) ZONING: PI
- (3) CONDITIONAL USE APPROVAL FOR
AUTO REPAIR USE GRANTED BY
TOWN OF NEW WINDSOR ON
6/24/1970 (APPLICATION NO: 70-2)



Field work for this survey was performed on 1/24/2004 with a snow cover of approximately 8 inches on the ground; although an effort was made to uncover all property improvements, some grade level improvements may have been missed.

SITE PLAN

PREPARED FOR
HEGEDUS
(B & H AUTO REPAIR)

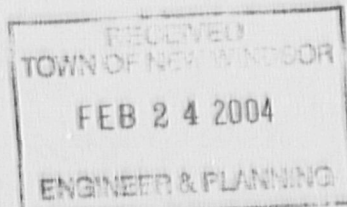
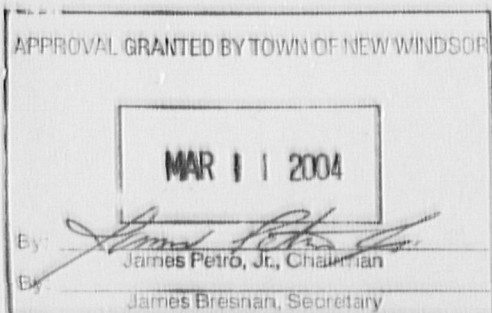
TOWN OF NEW WINDSOR
SCALE: 1" = 30'

ORANGE CO., N.Y.
FEBRUARY 3, 2004
REDATED: 2/23/2004

IT IS HEREBY CERTIFIED THAT THIS SURVEY
HAS BEEN PREPARED FOLLOWING ACCEPTED
PROFESSIONAL STANDARDS FOR TITLE SURVEYS.

CERTIFIED TO:

- THE TOWN OF NEW WINDSOR
- BELA & KATHLEEN HEGEDUS



PREPARED BY:

J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NEW YORK 12603
(845) 485-2626

J.W. Komisar

11104

04-06